

All Members Present – Scott Darling tardy

Meeting commenced 6:10 p.m.

Richard J. Daley, Jr., Chairman  
Herbert F. Foster, Jr.

Orsola Susan Fontano  
Salvatore Querusio  
Richard Rossetti  
Marlene Smithers, (Alt.)  
T.F. Scott Darling, III, Esq., (Alt.)

### AGENDA

**LOUNGE, LOWER LEVEL, City Hall, 93 Highland Avenue,**  
**Wednesday, June 15, 2005**  
**DECISIONS 6:00 P.M. followed by New HEARINGS**

**102 Gilman St:** The Applicant & Owner Daniel Ferreira Degios seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to legalize an existing 21-foot dormer. RA zone. *The Applicant requested a continuance to July 6, 2005. HF motion to approve the request to continue, SQ seconded the motion, vote taken (5-0) RD, HF, SF, SQ and RR. Case continued to July 6, 2005.*

**236 Highland Ave:** Applicant, Cingular Wireless & Owner, Somerville Hospital seeks a special permit under SZO §4.5.3 to modify an existing wireless communications facility. RA zone. *HF motion to approve, RR seconded the motion, vote taken (5-0) RD, HF, SF, SQ and RR. Petition approved with conditions.*

**140 Jaques St:** Applicants: Frank Asaro, Anthony Frate, & Allen McCarthy; Owner: Boston Edison Co. The Applicant seeks 2 special permits with site plan review under SZO §7.2 & §7.3 to construct 2 townhouse buildings, one with 2 units and one with 3 units. RB zone. *Opened and continued to July 6, 2005.*

**1 Davis Sq:** Applicant & Owner: 460 Somerville Avenue Trust seek a special permit to alter the existing non-conforming structure (SZO §4.4.1) and a special permit with site plan review under §7.11.9.5.c to establish a retail store of greater than 10,000 sq. ft., a CVS pharmacy. CBD zone. *Opened on June 1 and continued to July 20, 2005.*

**438R Somerville Ave:** Applicant & Owner: 438R Somerville Ave, seeks a special permit with site plan review under SZO §7.11.3.e and a variance from min. lot area per dwelling unit requirements §8.5.B to convert an existing structure to 21 units of Artists' Housing. This proposal is subject to the inclusionary housing requirements of Article 13. IA zone. *Opened and continued to July 6, 2005.*

**1194 Broadway:** Applicant: Emerald Development Grp, Inc.; Owner: Jas. A. Logan Post Building Association, Inc. The Applicant seeks a special permit with site plan review under SZO §7.11.1.c to construct a 20 unit residential building with a 1,600 SF commercial space. The Applicant also seeks a variance from §8.6.19 for relief from a required 5-ft. setback at the 4th floor, and a variance from §9.5 for relief from 3 required off-street parking spaces. This proposal is subject to the inclusionary

housing requirements of Article 13, and the Applicant seeks a “density bonus” under §13.5. NB zone. *Opened and continued to July 6, 2005.*

**80 Properzi Way:** Applicant: Teresa L. Swartzel & Owner: John Hallam & Teresa L. Swartze, seek special permit to alter a non-conforming structure (SZO §4.4.1) to build a rear deck. RB zone. *HF motion to approve, SF seconded the motion, vote taken (5-0) RD, HF, SF, SQ and RR. Petition approved with conditions.*

**235 Elm St:** Applicant: Dechen Martsa, Owners: Myer Dana & Sons. The Applicant seeks a special permit under SZO §9.13.a for relief from 3 additional off-street parking spaces required to convert from a barbershop to a café. CBD zone. *Opened and continued to July 6, 2005.*

*Meeting adjourned at 9:05 p.m.*

6/15/05